

1.
HISTORY AND PHYSICAL CHARACTERISTICS

REGIONAL SETTING

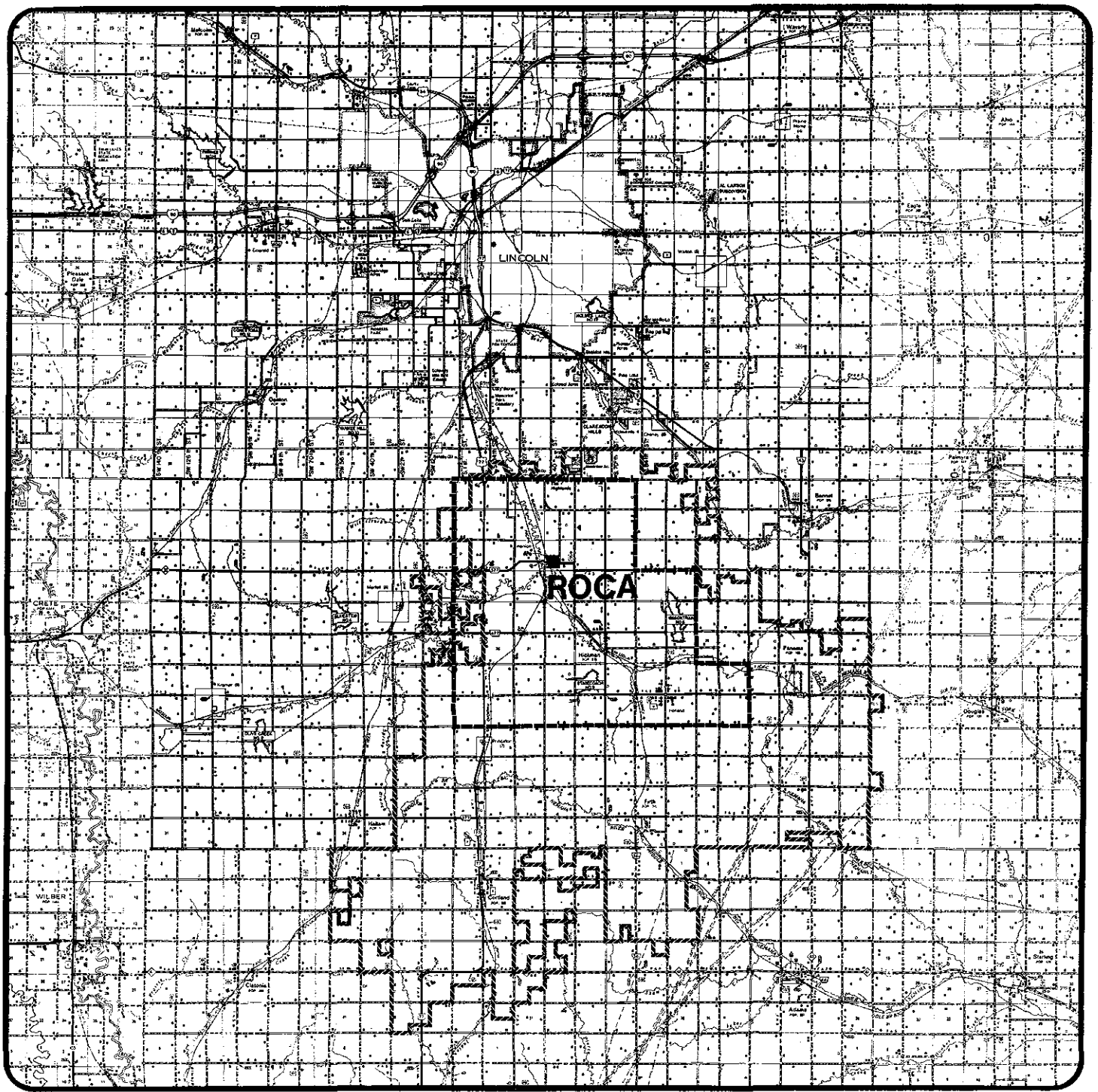
Roca is located in Lancaster County, Nebraska, approximately six miles south of Lincoln, the State Capitol, and about three miles northwest of Hickman. (see map #1)

The village is almost entirely dependent on the community services, employment opportunity, and commercial services provided by Lincoln and Hickman.

The area in the general vicinity of Roca is primarily rural in character. Several large, open pit, limestone quarries exist in the area and the initial forerunners of urban sprawl, as typified by acreage estate subdivisions, are beginning to appear. Significant recreation areas near Roca are the "Hickman Lakes" approximately five miles to the southeast and Wilderness Park approximately three miles to the northwest.

HISTORY

At the time of this writing Roca is 100 years old, having been laid out and incorporated in 1876 by W. E. and G. E. Keys and John and Eliza Meyer. The name "Roca" means rock in Spanish, typifying the rock out crops and limestone quarries in the Roca area. Roca limestone was used for many buildings in Lincoln including the State Penitentiary, University buildings, and several homes. Roca lies in an area of special and unique significance to Lancaster County and the State of Nebraska, as indicated on the Historic Features map.(map #2) Much of the Roca area is proposed for listing in the Olatha-Roca Historic District which is recommended for inclusion in the National Register of Historic Places. Within the Historic District are nineteen sites of historic, archeologic or architectural significance, some of the more significant of these features include: Pioneer Graves, north of town,

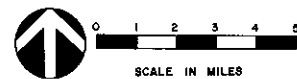


——— NORRIS CONSOLIDATED SCHOOL DISTRICT NO. 160

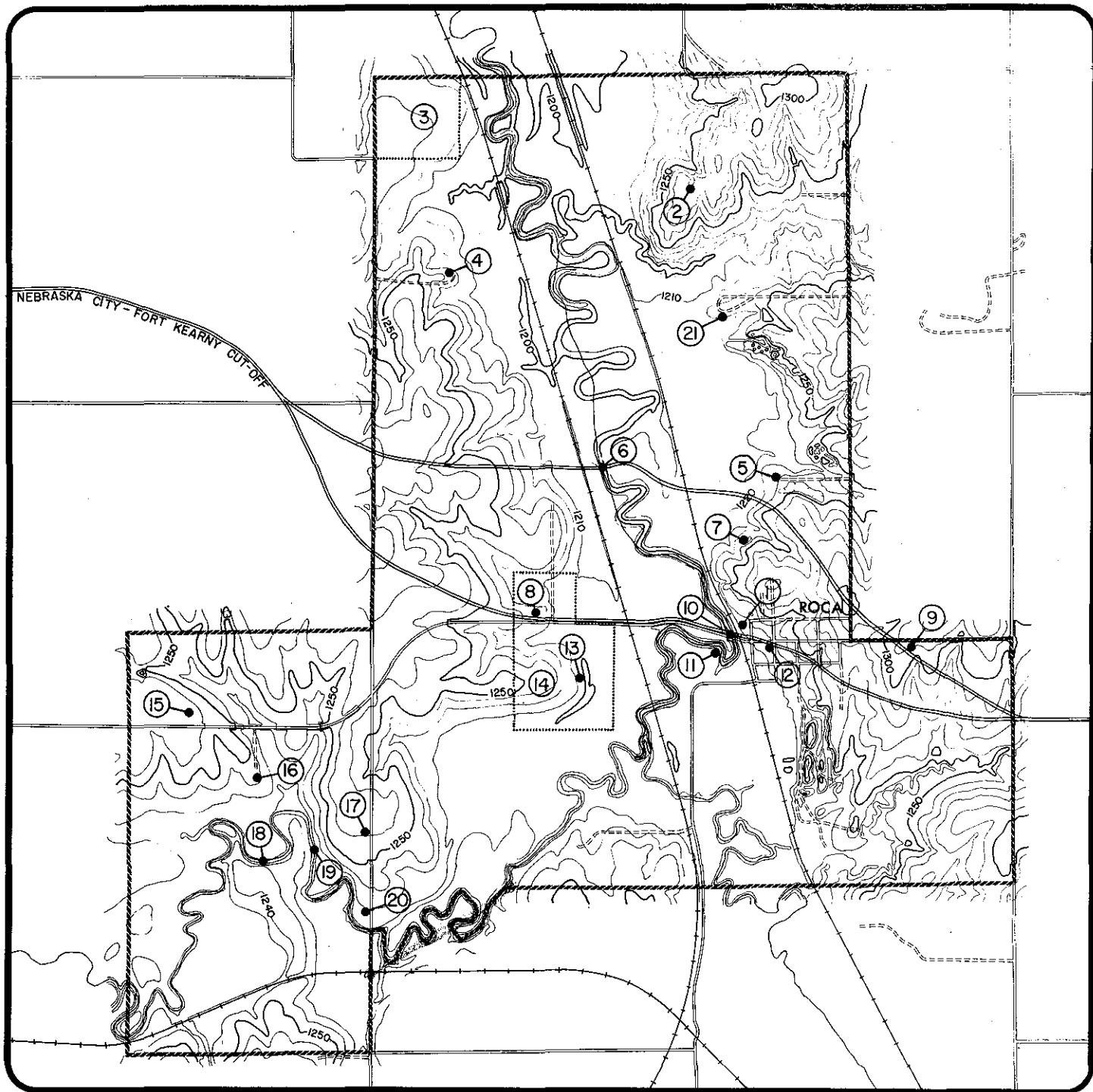
----- HICKMAN RURAL FIRE PROTECTION DISTRICT

REGIONAL SETTING

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



1

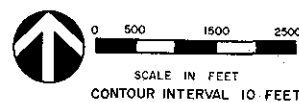


----- OLATHA-ROCA HISTORIC DISTRICT BOUNDARY

① SEE MAP KEY

HISTORIC FEATURES

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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HISTORIC FEATURES MAP KEY

- 1 Roca Depot site
- 2 Pioneer Graves
- ** 3 Schrader Site (15 acre Indian site; 1,000-1,500 A.D.)
- 4 William Mills' House
- * 5 Esther Warner House
- 6 Olatha Rock Ford
- 7 Olatha Quarry
- 8 Mills-Meyer Farmstead (stone barn, stone house, timber house)
- * 9 William Keys' House
- 10 Early Olatha Ford Site
- 11 1879 Roca Mill Site
- 12 Stone Building, Roca
- 13 Purported Davidson Mill Site (steam powered saw and grist mill)
- 14 Olatha Townsite, Platted 1858
- * 15 William Thorton Farmstead
- 16 William Krueger, Sr., Farmstead
- 17 J.W. Prey House
- 18 Rock Ford (Beatrice cut-off of the Nebraska City - Fort Kearny cut-off)
- 19 Krueger Rock Ford (cattle crossing)
- 20 Original Prey Settlement Site -- First Settlement in Lancaster County (1857)
- 21 Haskell A. Warner Farmhouse
- * Olatha-Roca Historic District

* Approved by State Historical Society for nomination to the National Register of Historic Places

** Listed on the National Register of Historic Places

believed to have been travelers of the Nebraska City-Fort Kearney cut-off trail; the Schrader site, a 15 acre Nebraska culture Indian village site dating from A.D. 1000-1500; the Keys Mansion located one quarter mile east of Roca; the Olatha town site one-half mile west of Roca; the Prey Farmstead site, settled in 1857 and believed to be the first white settlement in Lancaster County, located approximately one mile southwest of Roca; and the Nebraska City-Fort Kearney cut-off trail which passed through the existing town of Roca.

In the early 1900's Roca was a thriving shipping center for limestone, grain and livestock. It is reported in 1881, 330 rail cars of grain, 70 cars of livestock, and 1,600 cars of limestone were shipped from Roca. It had a hotel, drug store, two grocery stores, a livery stable, lumber yard, elevator, blacksmith shop, bank, several other small businesses, and a doctor's office.

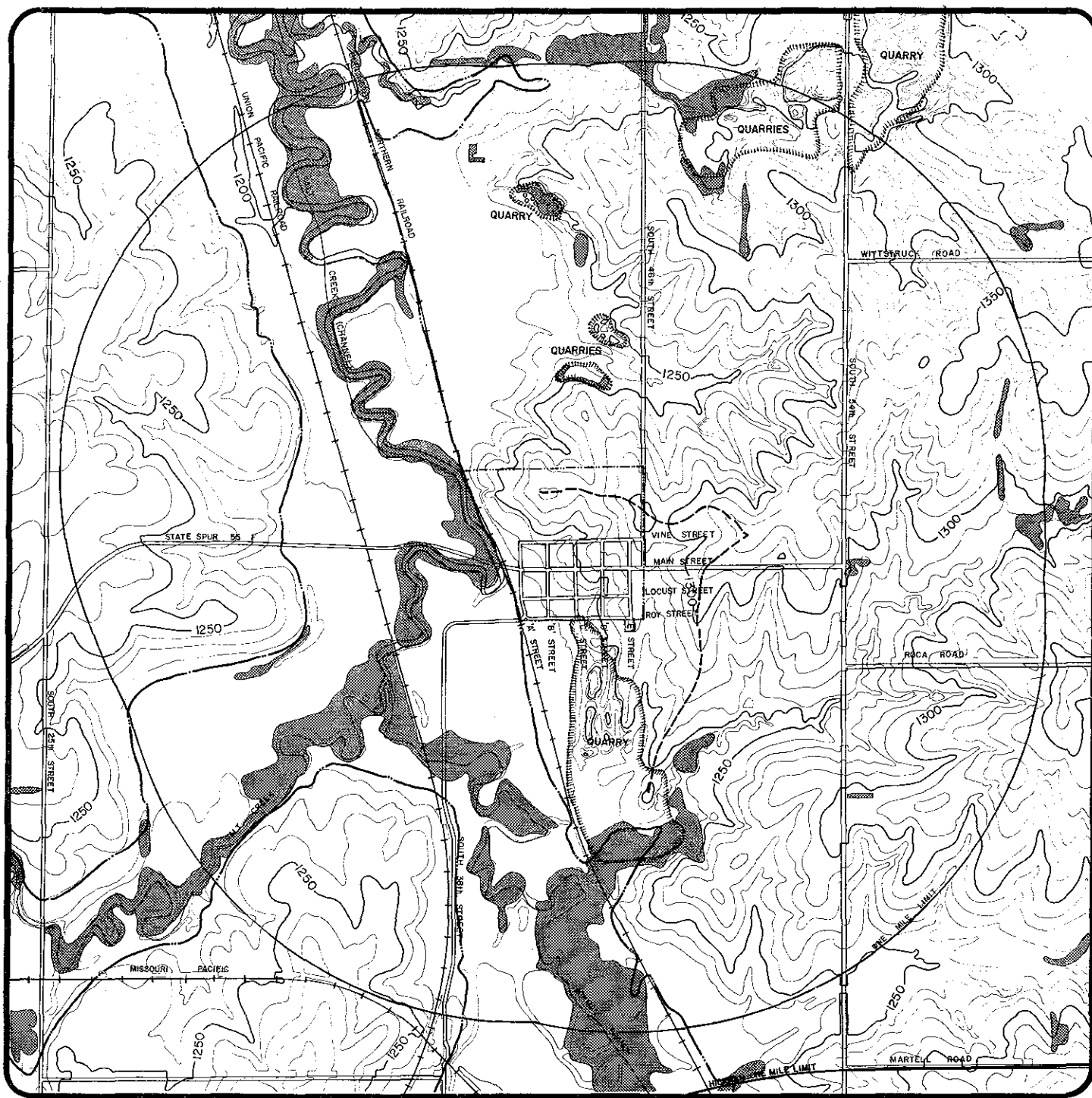
PHYSICAL CHARACTERISTICS

Topography: (map #3) Roca lies on the edge of a mini-bluff system, bordering the Salt Creek and its flood plain. Drainage in the village runs generally from the northeast to the southwest. Immediately to the west of the corporate limits of the village the land is quite flat -- being the flood plain of the Salt Creek. The drainage area developed by the topography that can be served by extensions of the existing gravity flow system is generally an area one quarter mile from the existing developed area to the north, south and east..

Flood Plain: (map #3) Roca is designated by the National Flood Insurance Program as having a flood hazard area. This area generally extends from the CB&Q railroad tracks to one-half mile west of the tracks; thus effectively blocking village expansion to the west.

Soils: (map #4) Soils have varying capabilities to support the demands of development. The following chart "Development Limitations of Roca Area Soils" lists the soils found within Roca's planning jurisdiction and the amount and type of limitation they possess. An explanation of the "cause of limitation" column follows:

Flood: soils formed by a history of flooding -- normally found within the existing flood plain.

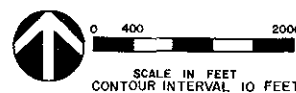


ENVIRONMENTAL FEATURES:

- 100 YEAR FLOOD PLAIN LIMITS (U.S.G.S)
- - - SEWAGE DRAINAGE AREA
- TREE MASSES
- - - - - QUARRIES (APPROX. BOUNDARIES)

TOPOGRAPHY

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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High shrink-swell: these soils expand and contract due to moisture content and commonly cause cracked and leaky basements unless proper construction techniques are followed.

Low permeability: these soils will not absorb moisture at a rate sufficient to allow septic tanks or leakage field operation.

Slope: slope over 7% begins to present problems in regard to street grades, drainage, soils slippage and erosion.

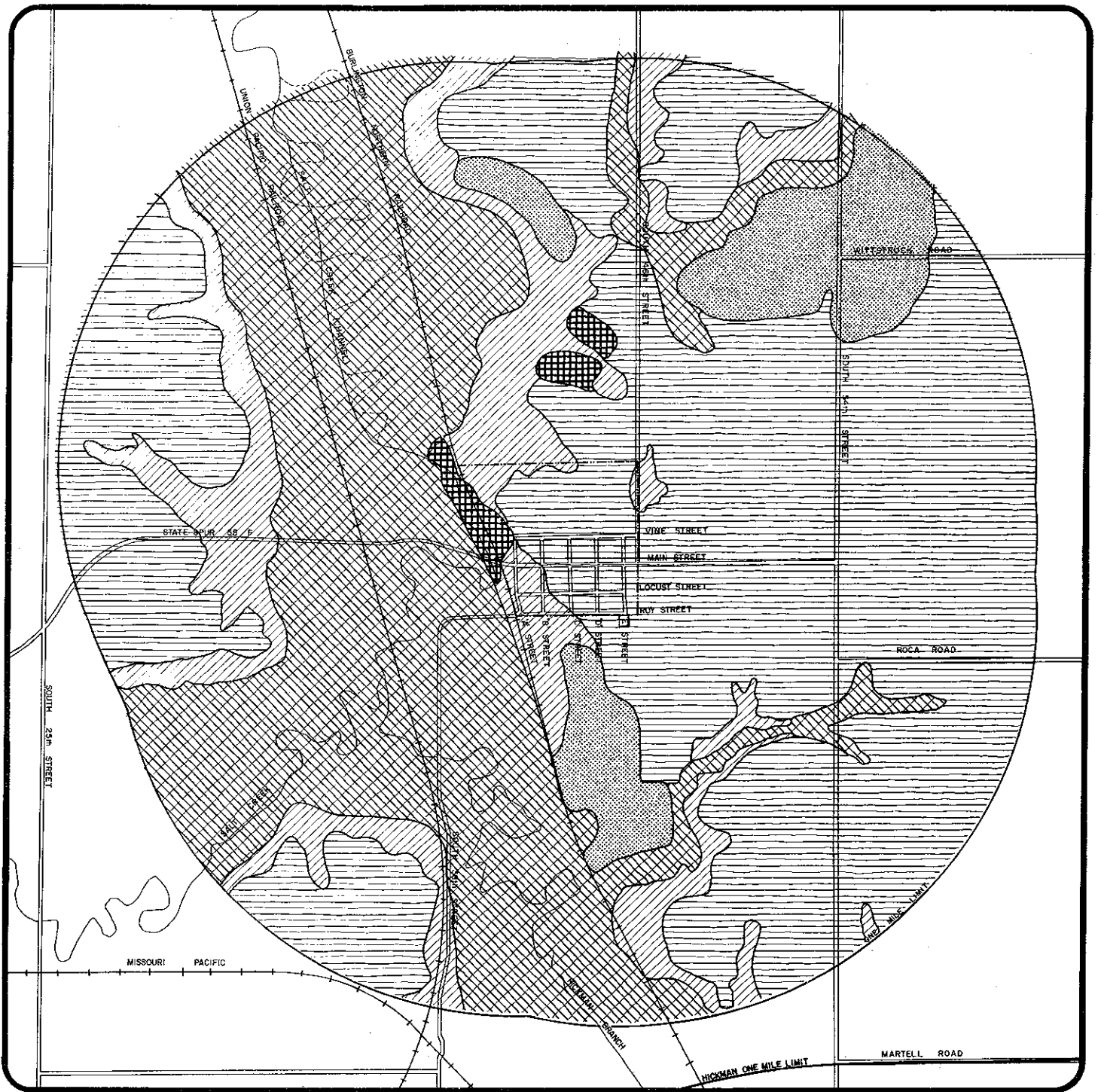
The soil limitations map graphically shows the areas of soil restraints. Note that development to the west is severely hindered, while to the north, near south, and east, only moderate limitations are shown. All these areas, however, should be served by public sewer, if developed, as septic tanks operations would be severely limited.

Other Natural Features

Tree masses: As shown on the topographic map (map #4), significant stands of natural tree stands generally follow the old Salt Creek channel and Hickman Branch and represent a natural characteristic of substantial value to the village and county. Those areas should be preserved. Wilderness Park is approximately three miles to the northwest from the village and the creek and tree masses are a natural extension of the park.

Bedrock: Typical of the Roca area is limestone bedrock that comes to within five feet of the surface. This can present problems in utility expansion and construction of basements. The depth of bedrock is at its minimum on the western edge of the village. As ground elevation increases to the east, so does the depth of the bedrock.

Ground water: Ground water in the area is shallow due to the presence of limestone bedrock within 30-40 feet of the surface and thus is not overly abundant and can be easily polluted. This reinforces the need and requirement for central water system service and sewerage facility control.



<u>SYMBOL</u>	<u>LIMITATION</u>	<u>PLANNING IMPLICATION</u>
	SEVERE	FLOODED SOIL
	MODERATE	BUILDING PRECAUTIONS & CENTRAL SEWAGE (PERCULATION, SLOPE, SHRINK-SWELL)
	SLIGHT	NOMINAL BUILDING PROBLEMS (SHRINK-SWELL)
	QUESTIONABLE	SPECIFIC TESTING REQUIRED ON SITE (MAN-MADE LAND)
	POOR	QUARRIES

SOIL LIMITATIONS

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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DEVELOPMENT LIMITATIONS OF ROCA AREA SOILS

Limitation	Soil Symbol	Soil Name	Cause of Limitation
severe	Kf/Ke	Kennebec	floods
severe	Zo	Zook	floods - high water table
severe	Sn	Nodaway	floods
severe	Sb	Salmo	floods - generally wet area
severe	Co	Colo	floods - high shrink swell
severe	Bpf	Sharpsburg - Nodaway - Pawnee	floods - severe slopes
severe	Ln	Lamo	floods & high shrink swell
moderate	Wt C ₂	Wymore	high shrink - swell & low
moderate	Mhc ₃ /McC ₂	Mayberry	high shrink - swell & low & erosion
moderate	ShC/ShD	Sharpsburg	high shrink - swell & low & erosion
moderate	PaC	Pawnee	floods & high shrink swell
slight	MrD	Morrill	moderate percolation & shr
slight	JnC	Judson	some flooding hazard
slight	SoF	Sogn	limitations due to slope (6
slight	DcD	Dickenson	limitations due to slope (6
slight	McC ₂	Malcolm	moderate shrink - swell li
variable	ML	Madeland	man-made land - specific s

SOURCE: Lincoln City-Lancaster County Planning Department, based on SCS soil surveys in part, by Lower Platte NRD financial assistance.